

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

January 16, 2014



RP13-23: proposed Replat of Lots 10A, 10B, 11B and 12B in Block 4 of the Reynolds Addition

SIZE AND LOCATION: 0.85 acres of land wrapping around the south corner of Allen and Weaver Streets

EXISTING LAND USE: single-family home sites, vacant lots

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Flavio Lopez

AGENT: Garrett Engineering – Donnie Helm

STAFF CONTACT: Randy Haynes, Project Planner



BACKGROUND AND RECOMMENDATION:

The applicant, Mr. Flavio Lopez, wishes to reconfigure Lots 10A, 10B, 11B and 12B in Block 4 of the Reynolds Addition into two new lots (proposed Lots 1R and 2R). The subject property is currently zoned Residential District – 5000 (RD-5) and is occupied by two single-family residences. With the proposed configuration, each new lot will be occupied by one residence. No new public infrastructure is required in conjunction with this replat.

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.